

eastcoves@wright-iw.co.uk

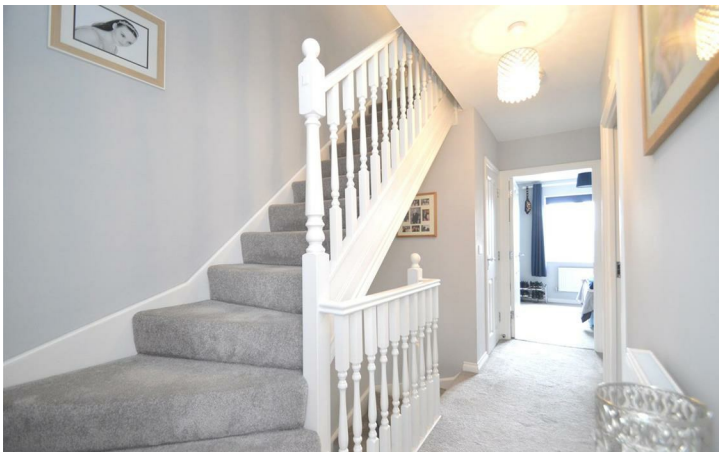
wright
estate agency



£280,000

12 Royal Architects Road, East Cowes, Isle of Wight, PO32 6FL



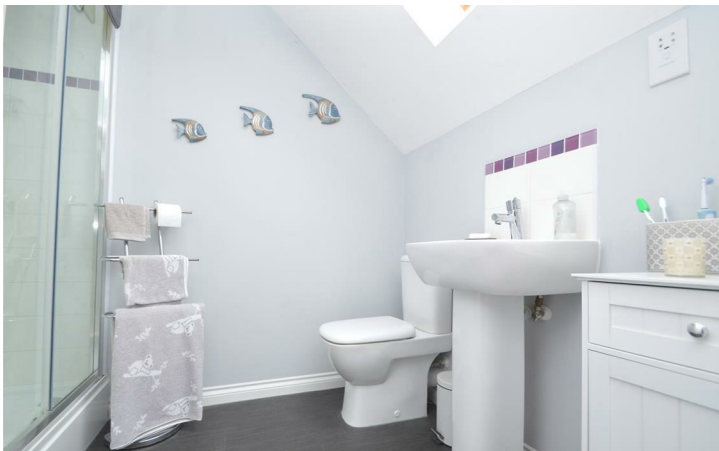


Welcome to this stunning modern family home located on Royal Architects Road in the charming town of East Cowes. This immaculate town house boasts a spacious layout with cozy reception room, perfect for entertaining guests or relaxing with your loved ones.

With three bedrooms and two bathrooms, this property offers ample space for a growing family or those who enjoy having extra room for guests or a home office. The house is beautifully maintained throughout, ensuring a comfortable and inviting atmosphere from the moment you step inside.

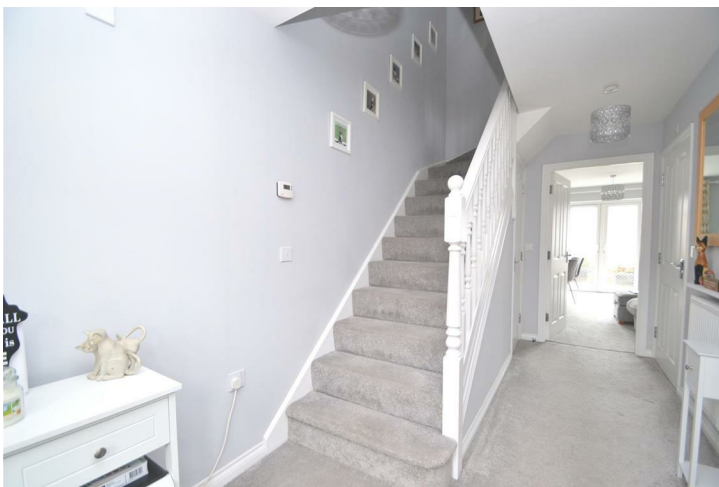
Situated in a prime location, this home is conveniently close to schools, making it ideal for families with children. Additionally, having a Waitrose nearby means you'll have easy access to all your grocery needs. And for those who love the sea, the seafront is just a stone's throw away, offering picturesque views and a tranquil setting.

One of the highlights of this property is the low maintenance garden, perfect for those who want to enjoy outdoor space without the hassle of extensive upkeep. Furthermore, the off-road parking adds convenience and peace of mind for homeowners with vehicles.



The coastal resort of East Cowes, has many features that include Waitrose supermarket, convenience stores, plus a varied range of shops and restaurants. The shingle and sand beach in East Cowes is ideal for families and enjoys fantastic views across the Solent and out towards Cowes marina. The lovely esplanade boasts a playground, paddling pool, cafe and has a woodland area behind, perfect for leisurely walks. The Red Funnel car ferry service to Southampton is located a mile away.

Don't miss out on the opportunity to own this wonderful family home in East Cowes. With its modern amenities, ideal location, and charming features, this property is sure to capture the hearts of those looking for a comfortable and stylish place to call home.



Hallway

Kitchen

Utility Room

Sitting Room

First Floor

Landing

Bedroom 2

Bedroom 3

Bathroom wc

Second Floor

Bedroom 1

Dressing room

En Suite

Outside

The front garden is laid to shingle. The enclosed, low maintenance rear garden is laid to patio with gated rear access. There is also an allocated parking space.

Additional information

Communal Greenbelt charge - £300 per annum


Agents notes

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.

Services

Unconfirmed gas, electric, telephone, mains water and drainage.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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